

**Meeting Agenda
State College Borough
Redevelopment Authority
September 26, 2018**

The State College Borough Redevelopment Authority (RDA) met on Wednesday, September 26, 2018 in the Municipal Building, 243 South Allen Street. Chairman Lenker called the meeting to order at 12:00 p.m.

Members Present

Sally Lenker, Chairman; Mark Huncik, James Shincovich, and Rebecca Misangyi.

Others Present

Ed LeClear, Planning Director; Jenna Wargo, Planner; Rhonda Johannesen, Planner/Redevelopment Specialist; Alex Sahakian, Highland Holding Group; Chris Rand, Highland Holding Group; Ryan Saal; and Sandra Lieb, Administrative Assistant.

Approval of Minutes

A motion was made by Mr. Shincovich and seconded by Ms. Misangyi to approve the August 22, 2018 minutes as submitted. The vote was unanimously in favor.

Chair Report

Chairman Lenker reported Kissinger, Bigatel & Brower hosted a Lunch & Learn. Mr. LeClear and Mr. John Wilson, Zoning Officer, spoke about Student Home Licenses, Occupancy, other zoning issues and answered questions. She added that there was a good exchange of information.

Public Hour

No one was in the audience who wished to speak on items not on the agenda.

Economic Development

State College Town Centre Update

Mr. Sahakian, a representative from Highland Holding Group, gave an update on Scenario One of the State College Town Centre.

- The State College Town Centre included five properties that made up the Civic District. These properties included the State College Post Office, First National Bank (FNB), the Verizon building and two State College Borough properties.

- Scenario One was limited to the Allen Street site which included the two Borough properties and FNB.
- It was not feasible to build a five-story underground parking garage under Building A.
- Building A would include a boutique hotel, two-bedroom condos and studio apartments for a total of 12 units on the second floor and the potential for a rooftop restaurant. One of the 12 units would have to be inclusionary housing. An Allen Street outdoor café and subsurface parking garage with 75 spaces would also be included. This building would be 115,000 total square feet.
- Building B included a food hall and/or a restaurant incubator. This would have four kitchens. There would also be 15,000 square feet of flex space and 8,000 square feet of office space.

Mr. Shincovich asked if there would be any permanent restaurants because the restaurants they had seemed to have disappeared. Mr. Sahakian stated that he saw this Hall as an incubator.

Mr. Huncik asked if the buildings would have separate liquor licenses. Mr. Sahakian said that one license would come with the hotel and the other would be scoped out with the right parameters.

Financial Matters

August 2018 Expense Voucher Approvals

Mr. Huncik asked about the amount of electricity usage cost. Ms. Wargo stated this was the kilowatt usage and not the actual cost.

Mr. Shincovich made a motion and Ms. Misangyi seconded the motion to approve the August 2018 expense voucher. The vote was unanimously in favor.

Community Development

Neighborhood Sustainability Program (NSP): Student Home License Purchase Program

Mr. LeClear stated he would like a motion for \$10,000 per bed, so this would not be negotiated.

Chairman Lenker suggested starting the direct mailing with the 15-20% student home rentals, and Mr. LeClear added to include the initial mailing with \$10,000 per bed.

Ms. Misangyi made a motion to do the direct mailing with the 15-20% student home rentals at \$10,000 per bed. Mr. Huncik seconded the motion. The vote was unanimously in favor.

Official Reports and Correspondence

The Historic and Architectural Review Board (HARB) became official on October 1, 2018. The first meeting of the HARB was scheduled for November 6, 2018.

Upcoming Meetings

The next scheduled meeting would be October 24, 2018 at 12:00 p.m.

Adjournment

With no further business to discuss, a motion to adjourn the meeting at 1:44 p.m. was made by Chairman Lenker. At that time, the Authority adjourned to an Executive Session to discuss real estate matters.

Respectfully submitted,

Sandra M. Lieb
Administrative Assistant